

Date: September 10, 2025
To: Wynstone Townhouse Association Members
From: Wynstone 2025 Board of Directors
Re: Board Meeting June 16, 2025, at 5:00pm, meeting called to order 5:04pm
Attending: President Larry Henning (2026)
VP Don Kalscheuer (2025)
Secretary Susan Larson (2027)
Member-at-Large Larry Greely (2025)

Agenda: Larry Henning e mailed on 10/7/25 the following items to be discussed:

- Fiber install by Intrepid (T-Mobile Vendor) They are requesting a Right of Access. Does anyone want to approve this? Does anyone want to be the HOA spokes person?
- Tree that blew down by Baker road. City/County cleaned up the mess. I found that the stump will be our problem.
- The pit area. The board was ok not removing the scraggly brush that surrounds the pit. Since then it has come to our attention that a major portion of that brush is an invasive plant called Buckthorn. If left alone it will "choke out" the original plants and take over. Any thoughts on how to deal with this issue?
- The Board is recommending a \$40 raise in monthly dues.

Minutes:

- Larry Greely will serve as Interim Treasurer until the end of 2025.
- Painting completed 8/20-8/21 by Contemporary Colors (painted replaced deck posts, the twelve louvered shutters above garages and the unpainted shorter deck posts that are under the decks).
- Mulch will be installed around the Gazebo area and the two front entrance areas in the next two weeks
- Larry Henning is finalizing bidding for retaining wall, plastic edging, and mulch behind 13748 which is falling down and needs to be rebuilt to prevent/control erosion issues. 13760 has erosion under A/C condensing unit which will be addressed as well.
- As requested by the Board, 13748 has moved/relocated the hydrangea that exceeded the height allowed by the bylaws.
- Larry Henning has completed review of cracked coating front steps, sidewalk, and joints and obtained bid for repair. Board approved the repair of 2 of the units and will plan for necessary repair on other units in 2026.
- Precision Landscape removed 5 dead trees. Larry Henning following up on stump grinding near Baker Road.
- Larry Henning is following up on bidder for uncovering Furnace fresh air vents covered with siding at 13636 and 13680.
- Susan Larson to send e mail regarding requirement for homeowners to remove deck partitions.
- Center pit area issues with overgrowth will be discussed at the October 2025 Annual Meeting.
- Larry Greely provided copies of the budget and reserve study spreadsheet indicating a need for a \$40 increase in monthly dues. This will be presented at the October 2025 Annual Meeting.
- Susan Larson will follow up with Fiber Optic company regarding questions about their the Right of Entry agreement.

Meeting adjourned 6:00pm

Respectfully submitted by Susan Larson, Wynstone Townhome Association Secretary